

Kirtland AFB Housing Management and Referral Information

COMMERCIAL: (505) 846-8217/DSN: 246-8217

FAX: (505) 846-7976/DSN: 246-7976

DATE: APRIL – JUNE 2004

LOCATION:

377 MSG/CEH (Kirtland AFB Housing Mgmt and Referral)
1451 4TH ST SE (Consolidated Support Building, Rm 119)
KAFB, NM 87117-5521

MAILING ADDRESS

377 MSG/CEH
2050 WYOMING BLVD SE
KAFB, NM 87117-5663

1. KIRTLAND FAMILY HOUSING PRIVATIZED ON 1 MAY 03 AND IS NOW OWNED AND OPERATED BY KIRTLAND FAMILY HOUSING, LLC. All active duty military members **MUST** report to the Kirtland Housing Management and Referral Office (located in Consolidated Support Bldg, Rm 119), prior to engaging in any rental or lease agreement in privatized (on-base) or community (off-base) housing. As a result of privatization and current excess housing, unaccompanied members grade E5 and above may apply to reside in privatized (on-base) housing. Unaccompanied members below grade E5 must report to the Dorm Manager (853-5479) for housing assistance. For further assistance, please call Kirtland Housing Mgmt & Referral office (HMRO) at 505-846-8217, DSN 246.

2. Please visit our ‘Housing Information’ link at www.kirtland.af.mil to view demolition and construction schedules for the new villages (Phase –1 currently underway), as well as existing and new home construction pictures/floorplans/renderings. You may also check your status on the military family housing waiting list or view community rental and sale properties from this link. Per KFH, LLC currently, the **APPROXIMATE** waiting time after arrival (for privatized housing) is **5-7 business DAYS** for all grade/bedroom category units (**WAITING TIMES SUBJECT TO CHANGE – ALWAYS CHECK YOUR PERSONAL STATUS UPON ARRIVAL**). **MAXWELL** housing area is now designated “**All Ranks**” housing.

GRADE	2-BDRM / SQ FT	3-BDRM / SQ FT	4-BDRM / SQ FT
E1 – E6	793 – 1124 sq ft	897 – 1427 sq ft	1164 – 1563 sq ft
E7 – E9	N/A	1250 – 1550 sq ft	1250 – 1563 sq ft
O1 – O3	1124 sq ft	1250 – 1452 sq ft	1250 – 1683 sq ft
O4 – O5	N/A	1400 sq ft	1400 sq ft
O6	N/A	1800 sq ft	2100 sq ft

3. OTHER RENTAL INFORMATION (for privatized and community housing):

<p>a. PRIVATIZED (ON BASE): Currently there is a maximum 2 “walking” pet limit. Some dog breeds are restricted from the installation. For more information on pet policies in privatized housing, please visit www.kirtland.af.mil, click on ‘Housing Information’, then ‘About Us’.</p> <p>ALL PETS MUST BE REGISTERED WITH THE BASE VETERINARY CLINIC AND THE PRIVATE CONTRACTOR, KIRTLAND FAMILY HOUSING, LLC.</p> <p>KFH, LLC may be contacted at 505-232-2049.</p>	<p>b. OFF-BASE RENTAL INFORMATION:</p> <ul style="list-style-type: none">Plan on a minimum of 1-2 weeks to locate and move into an apt or rental home and remember to inquire about specific pet policies, since many may not allow pets or may have size and/or type restrictions.Active Duty Military members are advised to request a military clause in any lease agreement longer than (30) days. The following example complies with the Service Members Civil Relief Act (SCRA) of 2003 (mandated by federal law) and addresses the unique challenges faced by our military members and their families. We believe incorporating the clause below in residential rental agreements will significantly reduce landlord-tenant disputes in certain military deployment and relocation situations, thereby reducing administrative, financial and legal cost to both parties: <p>MILITARY CLAUSE: Resident may terminate this contract by giving a 30-day written notice (prior to the next rent due date) and presenting any of the following:</p> <ul style="list-style-type: none">Permanent Change of Station (PCS) / Retirement / Separation Orders (Or Commander’s Letter)Deployment Orders (Or Commander’s Letter) <i>*Deployments must be for 90-days or more*</i>Letter from proper base authority DIRECTING tenant to live on base (<i>this does not cover voluntarily moving into Military Family Housing</i>) <p>Exercise of this provision will NOT result in:</p> <ul style="list-style-type: none">Loss of the resident’s rental deposit(s) orRepayment of any rental concession received by resident (except in resident’s voluntary early termination, not associated with any of the above situations).Resident’s obligation to pay an early termination fee (except in resident’s voluntary early termination, not associated with any of the above situations).
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4. Currently the availability of rental homes in the Albuquerque Metropolitan and surrounding areas is good; the price range and average cost of off-base **rental homes** (includes single-family homes, condos and townhomes) [ref: KAFB Housing Referral Rental Listings, report updated **6 Apr 04**] is:

Unit Type	Avg Rent Per Month	Avg Sq. Ft.
2 Bedrooms	\$803	1072
3 Bedrooms	\$1028	1871
4+ Bedrooms	\$1210	2015

5. Based on Apartment Association of New Mexico (AANM) Comprehensive Apt Market Survey, the average **OCCUPANCY** rate for apartment communities for the **4th quarter (2003)** was **90.0%**, with the following average monthly rent amounts (excluding utilities):

Unit	Avg Rent	High Rent	Avg Rent Per Sq Ft
Efficiency	\$413	\$579	.95
1Bd 1Ba	\$515	\$769	.78
2Bd 1Ba	\$591	\$868	.69
2Bd 2Ba	\$701	\$1308	.70
3Bd apt	\$784	\$1189	.67

6. Currently the availability of homes for sale is very good. The **average sale price** for Class R1 (Existing Single-Family Detached) and Class R2 (Existing Condo/Townhome Attached) Homes [ref: Albuquerque Metropolitan Board of Realtors and Southwest Multiple Listing Service, Metropolitan Albuquerque Housing Trends – **Feb 04 stats**]:

Month / Year	Avg Sale Price (Class R1)	Avg Sale Price (Class R2)
Feb 2004	\$170,037	\$107,593

7. The KAFB Housing Management and Referral Office has off-base rental and sale listings provided by area realtors or owners wishing to rent or sell property in the Albuquerque Metropolitan and surrounding areas.

8. **BAH 2004 RATES KIRTLAND AFB - Check DFAS and Per Diem Websites for possible changes/updates.**

www.dfas.mil/money/milpay/pay/

www.dtic.mil/perdiem/

GRADE	W-DEP	W/O DEP	GRADE	W-DEP	W/O DEP
07	\$1463	\$1244	E9	\$1254	\$995
06	\$1446	\$1219	E8	\$1182	\$947
05	\$1434	\$1164	E7	\$1123	\$811
04	\$1345	\$1129	E6	\$1069	\$705
03	\$1217	\$1015	E5	\$918	\$638
02	\$1066	\$878	E4	\$803	\$554
01	\$935	\$689	E3	\$803	\$554
O3E	\$1275	\$1069	E2	\$803	\$554
O2E	\$1208	\$984	E1	\$803	\$554
O1E	\$1135	\$918			

9. **SCHOOLS:** The school your children will attend depends on where you will reside. You may view APS information on-line at www.aps.edu or contact: APS Community Relations Office – (505) 842-3606, 725 University SE, Albuquerque, NM 87106. Kirtland's HMRO also has APS packets that can be picked up or mailed, upon request.

10. LODGING OFFICE: (505) 846-9653/52 DSN (246) Website address: www.afsv.af.mil

The following information was provided by Kirtland Inn on **6 Apr 04** and assumed current.

Rates: VOQ = \$27.00 per night

VAQ = \$25.00 per night

TLF = \$34.00 per night

PCS and TDY reservations - confirmed at time reservations are made (credit card required). Reservations taken up to 24-hrs in advance on Space-A-basis. If travelling with pets, make boarding arrangements prior to arrival since pets are not allowed in base lodging facilities. The lodging office has a list of boarding facilities in the community area. Maximum TLF stay without effecting BAH is 30 days on a space available basis (member is only reimbursed for 10 days). Please verify all information prior to arrival.

11. Other Info: AIR FORCE WEBSITE: www.afcrossroads.com KIRTLAND HOME PAGE: www.kirtland.af.mil

FAMILY SUPPORT CTR: (505) 846-0741 (DSN 246) Call ahead for information about **FREE Child Care available for PCS arrivals and departures, sponsored by Air Force Aid Society (AFAS)**, as well as other family support programs.

KAFB LEGAL OFFICE: 505-846-4217 (dsn 246) www.kirtland.af.mil (click on Organizations, 377 ABW, Staff JAG)

STATE MOTOR VEHICLE DEPARTMENT: 1-888-683-4636 Satellite location on KAFB: (505) 846-8390 (dsn 246)

PASS & ID: (505) 846-6429 (dsn 246) www.kirtland.af.mil (click on Base Info, Arrival/Newcomers, scroll to P & R)

REGIONAL VA OFFICE: 1-800-827-1000, 500 Gold Ave SW, Albuquerque, NM 87102 Website address: www.va.gov

CITY OF ALBUQUERQUE : www.cabq.gov (505) 768-2000 For crime stats/maps choose 'Police' under **Most Poupular**, or call 505-256-2050

OTHER WEBSITES FOR REAL ESTATE INFO (RENTAL/SALES LISTINGS) (Not affiliated with Kirtland AFB):

www.nmrents.com

www.apartmentguide.com

www.forrent.com

www.yahoo.com

ALBUQUERQUE BOARD OF REALTORS: (505) 842-1433 Website address: www.ambr.org

SOUTHWEST MULTIPLE LISTING SERVICE (SWMLS): (505) 842-1433 Website address: www.swmls.com

ALBUQUERQUE JOURNAL: (Real Estate Classifieds) Website address: www.abqjournal.com (link to real estate, classifieds, etc.)